CHAPTER 33.611
LOTS IN THE R2.5 ZONE

(Added by: Ord. Nos. 175965 and 176333, effective 7/1/02. Amended by: Ord. No. 177701, effective 8/30/03; Ord. No. 178172, effective 3/5/04; Ord. No. 178657, effective 9/3/04; Ord. No. 182429, effective 1/16/09; Ord. No. 184235, effective 11/26/10.)

Sections:

33.611.010 Purpose
33.611.020 Where These Regulations Apply
33.611.100 Density Standards
33.611.200 Lot Dimension Regulations
33.611.300 Through Lots
33.611.400 Flag Lots
33.611.500 Split Zoned Lots

33.611.010 Purpose

This chapter contains the density and lot dimension requirements for approval of a Preliminary Plan for a land division in the R2.5 zone. These requirements ensure that lots are consistent with the desired character of the zone while allowing lots to vary in size and shape provided the planned intensity of the zone is respected. This chapter works in conjunction with other chapters of this Title to ensure that land divisions create lots that can support appropriate structures in accordance with the planned intensity of the R2.5 zone.

33.611.020 Where These Regulations Apply

The regulations of this chapter apply to land divisions in the R2.5 zone.

33.611.100 Density Standards

A. Purpose. Density standards match housing density with the availability of public services and with the carrying capacity of the land in order to promote efficient use of land, and maximize the return on public investments in infrastructure and services. These standards promote development opportunities for housing and promote urban densities in less developed areas. Maximum densities ensure that the number of lots created does not exceed the intensity planned for the area, given applicable base zone, overlay zone, and plan district regulations. Minimum densities ensure that enough dwelling units can be developed to accommodate the projected need for housing.

B. Generally. The method used to calculate density depends on whether a street is created as part of the land division. As used in this chapter, creation of a street means a full street on the site, creating the first stage of a partial width street on the site, or extending an existing street onto the site. It does not include additional stages of a partial width street, or dedicating right-of-way to widen an existing right-of-way.

C. No street created. Where no street will be created as part of the land division, the following maximum and minimum density standards apply. Adjustments to this subsection are prohibited.

1. Maximum density. Maximum density is based on the zone and the size of the site. The following formula is used to determine the maximum number of lots allowed on the site:

   Square footage of site;
   ÷ 2,500;
   = Maximum number of lots allowed.

2. Minimum density. Minimum density is based on the zone and the size of the site and whether there are physical constraints. The following formula is used to determine the minimum number of lots required on the site. Exceptions to minimum density are allowed under the provisions of 33.611.100.E:

   Square footage of site;
   - Square footage of site within an environmental overlay zone, landslide hazard area, or special flood hazard area;
   x 0.80;
   ÷ 5,000;
   = Minimum number of lots required.

D. Street created. Where a street will be created as part of the land division, the following maximum and minimum density standards apply. Adjustments to this subsection are prohibited.

1. Maximum density. Maximum density is based on the zone, the size of the site and whether a street is being created. The following formula is used to determine the maximum number of lots allowed on the site:

   Square footage of site;
   x 0.85;
   ÷ 2,500;
   = Maximum number of lots allowed.

2. Minimum density. Minimum density is based on the zone, the size of the site, whether there are physical constraints and whether a street is being created. The following formula is used to determine the minimum number of lots required on the site. Exceptions to minimum density are allowed under the provisions of 33.611.100.E:

   Square footage of site
   - Square footage of site within an environmental overlay zone, landslide hazard area, or special flood hazard area;
   x 0.68
   ÷ 5,000;
   = Minimum number of lots required.

E. Exceptions to minimum density. Exceptions to minimum density standards are allowed in the following situations:

1. If minimum density is equal to maximum density, then the minimum is automatically reduced by one;

2. If minimum density is larger than maximum density then the minimum is reduced to one less than the maximum;

3. The portion of the site that has a conditional use or Conditional Use Master Plan is not included in the site for calculations of minimum density.

33.611.200 Lot Dimension Regulations
Lots in the R2.5 zone must meet the lot dimension regulations of this section. Lots that do not meet these regulations may be requested through Planned Development Review. Adjustments to the regulations are prohibited.

A. Purpose. The lot dimension regulations ensure that:
- Each lot has enough room for a reasonably-sized attached or detached house;
- Lots are of a size and shape that development on each lot can meet the development standards of the R2.5 zone;
- Lots are not so large that they seem to be able to be further divided to exceed the maximum allowed density of the site in the future;
- Each lot has room for at least a small, private outdoor area;
- Lots are wide enough to allow development to orient toward the street;
- Each lot has access for utilities and services;
- Lots are not landlocked;
- Lots don't narrow to an unworkable width close to the street; and
- Lots are compatible with existing lots while also considering the purpose of this chapter*;*

B. Minimum lot area. Each lot must be at least 1,600 square feet in area.

C. Minimum lot width. Each lot must meet one of the following regulations. Lots that do not meet these regulations may be requested through Planned Development Review. Adjustments to the regulations are prohibited.

1. Each lot must be at least 36 feet wide; or

2. Minimum lot width may be reduced below 36 feet, if all of the following are met:

   a. On balance, the proposed lots will have dimensions that are consistent with the purpose of this section;

   b. The minimum width for lots that will be developed with detached houses may not be reduced below 25 feet;

   c. If the lot abuts a public alley, then vehicle access must be from the alley. This requirement will be imposed as a condition of approval of the land division;

   d. Lots must be configured so that development on the site will be able to meet the garage limitation standard of Subsection 33.110.253.E, at the time of development;

   e. Lots that will be developed with attached houses must be configured so that 60 percent of the area between the front lot line and the front building line can be landscaped at the time of development; and

   f. In areas where parking is not required by this Title, lots may be proposed that will not accommodate onsite vehicle access and parking. Such lots do not have to meet the requirements of subparagraphs 2.c and d. As a condition of approval of the land division, the property owner must execute a covenant with the city. The covenant must:

(1) State that the owner will develop the property without parking, and that a driveway for access to on-site parking may not be created in the future, unless it is in conformance with regulations in effect at the time;

(2) Meet the requirements of Section 33.700.060, Covenants with the City; and

(3) Be attached to, and recorded with the deed for the new lot.

D. Minimum front lot line. Each lot must have a front lot line that is at least 30 feet long. Lots that are created under the provisions of Paragraph .C.2. above, may reduce the front lot line to equal the width of the lot.

E. Minimum lot depth. Each lot must be at least 40 feet deep.

33.611.300 Through Lots

A. Purpose. This standard ensures that lots are configured in a way that development can be oriented toward streets, including local, collector and traffic streets, to increase the safety and enjoyment of pedestrians and bicyclists. The standard also ensures that development does not turn its back on a collector or traffic street.

B. Standard. Through lots are allowed only where both front lot lines are on local service streets. The minimum front lot line and minimum width standards apply to one frontage of the through lot.

33.611.400 Flag Lots

The following regulations apply to flag lots in the R2.5 zones:

A. Purpose. These regulations allow the creation of flag lots in limited circumstances. The limitations minimize the negative impacts of flag lots and additional driveways on an area while allowing land to be divided when other options are not achievable.

B. When a flag lot is allowed. A flag lot is allowed only when the following are met:

1. One of the following are met:

   a. An existing dwelling unit or attached garage on the site is located so that it precludes a land division that meets the minimum lot width standard of Paragraph 33.611.200.C.1. The dwelling unit and attached garage must have been on the site for at least five years; or

   b. The site has a width of less than 50 feet if two lots are proposed and a width of less than 75 feet if three lots are proposed.

2. Up to three lots are proposed, only one of which is a flag lot; and

3. Minimum density requirements for the site will be met.

C. Flag lot access pole. The pole portion of the flag lot must meet the following standards. Adjustments are prohibited:

1. The pole must connect to a street;

2. The pole must be at least 12 feet wide for its entire length; and

3. The pole must be part of the flag lot and must be under the same ownership as the flag portion.

D. Minimum lot area. Only the area of the flag portion is included when calculating the minimum lot area. The area of the pole portion of the lot is not included.

E. Lot dimensions.

1. Flag lots are exempt from the minimum front lot line standard.

2. The minimum lot width and minimum lot depth required for each flag lot is 40 feet.

3. For the purposes of this subsection, width and depth are measured at the midpoints of the opposite lot lines of the flag portion of the lot. All other lot dimension standards must be met.

F. Vehicle access. Where it is practical, vehicle access must be shared between the flag lot and the lots between the flag portion of the lot and the street. Factors that may be considered include the location of existing garages, driveways, and curb cuts, stormwater management needs, and tree preservation. Access easements may be used.

33.611.500 Split Zoned Lots

A. Purpose. This standard ensures that lots do not have more than one zone. Lots that are split by more than one zone present practical problems related to the applicability of use and development standards.

B. Standard. On sites with more than one base zone, each lot must be entirely within one zone. The creation of lots that are in more than one zone is not allowed.